



City of Perth

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 8 December 2016 at 4.00pm.**

Yours faithfully

ROBERT MIANICH
ACTING CHIEF EXECUTIVE OFFICER

1 December 2016

Committee Members:

Members:

David Karotkin (Presiding Member)
Warren Kerr
Peter Ciemitis
Malcolm Mackay
Andy Sharp
State Government Architect or Nominee
Director Planning and Development

Deputy:

Peter Hobbs

Robina Crook
Stuart Pullyblank
N/A
City Architect



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.



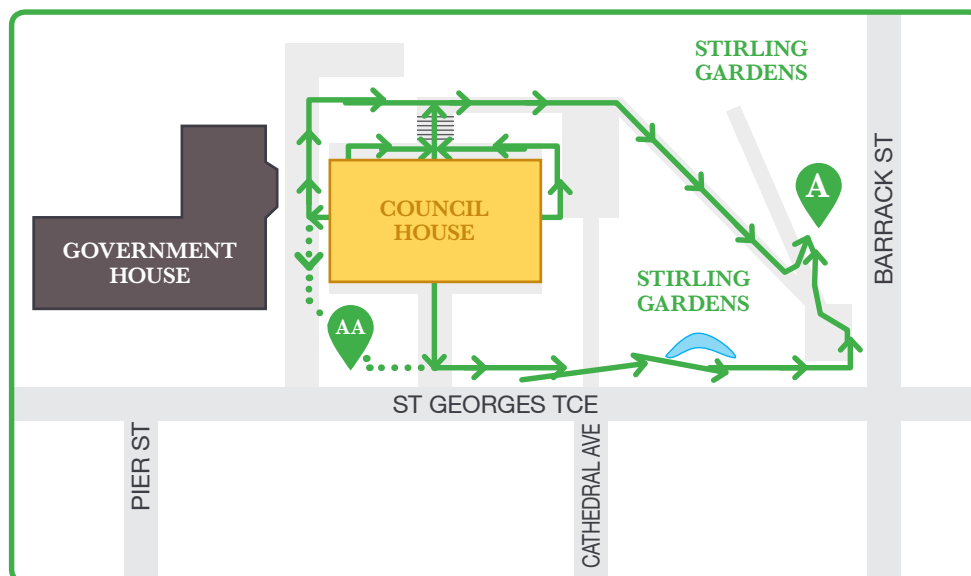
EVACUATION ALARM/PROCEDURES

whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**

EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	Stuart Pullyblank
Andy Sharp	N/A
State Government Architect or Nominee	City Architect
Director Planning and Development	

Quorum: Four
Terms Expire: October 2017
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

The policy identifies the following list of facilities eligible for bonus plot ratio:

- Public spaces;
- Pedestrian links;
- Conservation of heritage places;
- Provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2 and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal;
- The Council's decision in regard to each application.

This meeting is not open to members of the public

**DESIGN ADVISORY COMMITTEE
8 DECEMBER 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 17 November 2016**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

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ITEM NO: 1

78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH – PROPOSED EIGHT LEVEL MIXED-USE DEVELOPMENT CONTAINING 38 MULTIPLE DWELLINGS ('RESIDENTIAL'), 16 SERVICED APARTMENTS ('SPECIAL RESIDENTIAL'), A RESTAURANT ('DINING') TENANCY AND 40 CAR PARKING BAYS – BONUS AND TRANSFER OF PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and awarding of bonus plot ratio for the proposed eight level mixed-use development containing 38 multiple dwellings ('Residential'), 16 serviced apartments ('Special Residential'), a restaurant ('Dining') tenancy and 40 car parking bays at 78-80 (Lots 1 and 2) Bennett Street, East Perth and provides advice on:

- 1. compliance with the City's Bonus Plot Ratio Policy 4.5.1 and Special Residential (Serviced and Short Term Accommodation) Policy 3.9 for the awarding of 20% bonus plot ratio for the provision of a special residential use;*
- 2. the proposed variations to the maximum street building heights and front setback requirements and their impact on the Wellington Street and Bennett Street streetscapes;*
- 3. the proposed side setback variations and their impact on adjacent properties and the intended character of the locality; and*
- 4. the general design and aesthetic quality of the development and its presentation to the street, in particular the proposed screening to the level 1 car parking area, noting the development is seeking 38% total additional plot ratio by way of a transfer of plot ratio in addition to the bonus plot ratio under the provisions of City Planning Scheme No. 2.*

BACKGROUND:

SUBURB/LOCATION: 78-80 (Lots 1 and 2) Bennett Street, East Perth
FILE REFERENCE: 2016/5484
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 1 December 2016
MAP / SCHEDULE: Schedule 1 - Map and coloured perspectives for 180 Bennett Street, East Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: SZ Property Pty Ltd
APPLICANT: Rowe Group
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Residential – R160
APPROXIMATE COST: \$8.5 million

The subject site comprises of a total area of 895m² and is located on the south east corner of the intersection of Wellington and Bennett Streets, East Perth. Alternative vehicular access to the site is provided via Maggs Lane to the rear which has access to both Wellington and Bennett Streets. The site currently accommodates two single storey brick and tile residences.

DETAILS:

Approval is sought to demolish all existing structures on site to construct an eight level mixed-use development containing 38 multiple dwellings, 16 serviced apartments, a restaurant tenancy and 40 tenant car parking bays.

Details of the proposed development are as follows:

Ground Floor Level	This level contains one commercial tenancy (71m ²), one 1-bedroom/1-bathroom apartment with a courtyard (11m ²), separate residential and serviced apartment lobbies, 18 residential tenant car parking bays with the internal driveway accessed via a rear laneway, five motorcycle parking bays, 8 bicycle parking bays, 18 residential store rooms, bin store, pump room, electrical substation, fire tank room, toilet, fire exit stairwells, lifts and lift lobby.
First Floor Level	This level contains two serviced apartments (44m ²), five residential stores, passageway, 12 residential and 10 serviced apartment tenant car parking bays (including four tandem bays and one universal access bay) accessed via a ramp from the ground floor parking area, three motorcycle parking bays, 13 bicycle parking bays, fire exit stairwells, lifts and lift lobby.
Second Floor Level	This level contains two dual-key serviced apartments (54m ²

	and 59m ²), 11 serviced apartments (28m ² to 36m ²) with balconies (5.5m ²), communal amenities area, two residential storerooms, passageway, fire exit stairwells, lifts and lift lobby.
Third Floor Level	This level contains one 2-bedroom/2-bathroom apartment (73m ²) with a balcony (10m ²), five 2-bedroom/1-bathroom apartments (66m ² to 73m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (43m ² to 50m ²) with balconies (16m ² to 19m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Fourth Floor Level	This level contains two 2-bedroom/2-bathroom apartments (73m ²) with balconies (10m ²), four 2-bedroom/1-bathroom apartments (66m ² to 73m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (43m ² to 50m ²) with balconies (16m ² to 19m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Fifth and Sixth Floor Levels	These levels each contain two 2-bedroom/2-bathroom apartments (73m ² and 76m ²) with balconies (10m ²), four 2-bedroom/1-bathroom apartments (66m ² to 73m ²) with balconies (10m ² to 13m ²), two 1-bedroom/1-bathroom apartments (43m ² to 50m ²) with balconies (16m ² to 19m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Seventh Floor Level	This level contains four 2-bedroom/2-bathroom apartments (73m ² to 80m ²) with balconies (10m ² to 55m ²) and one 2-bedroom/1-bathroom apartment (65m ²) with a balcony (10m ²), gymnasium, communal roof garden, passageway, fire exit stairwell, lift and lift lobby.

The proposed development will provide a total of 38 residential apartments in the following range of unit types:

- 9 one bedroom and one bathroom apartments;
- 18 two bedroom and one bathroom apartments; and
- 11 two bedroom and two bathroom apartments.

With regards to short term accommodation, the development will provide a total of 16 serviced apartments ranging in size from 28m² to 59m², including two 'dual-key' units and one universal accessible unit.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the 'Residential – R160' use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a wide variety of residential and visitor accommodation. New

residential development is to be medium to high density. Other uses which serve the immediate needs of the residents will also be supported.

The proposed 'Residential' use is a preferred ('P') use within the Residential – R160 use area. The proposed 'Special Residential' and 'Dining' uses are classified as contemplated ('C') uses and are considered to be consistent with the precinct statement of intent and will be compatible with the surrounding land uses.

Development Requirements

The proposal has been assessed against the CPS2 and Goderich Design Policy requirements as summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.15:1 (3,705m²) inclusive of a plot ratio bonus of 38% (1,001m²) on the basis of including 20% (537m²) bonus plot ratio for provision of special residential and 18% transfer of plot ratio (464m²)	Base Plot Ratio 3:1 (2,685m ²) Maximum Bonus Plot Ratio of 50% consisting of a combination of any of the below: Special Residential Development (20% and 40% for high quality hotel maximum) Heritage Conservation/Public Facilities/Transfer Plot Ratio (20% maximum)
Maximum Street Building Height: <u>Wellington Street</u> <u>Bennett Street</u>	21.5 metres 21.5 metres	21 metres 21 metres
Maximum Building Height:	24.5 metres	No prescribed limit
Setbacks: <u>Wellington Street (west)</u>	Nil up to a height of 21.5 metres then nil (screen walls) to 2.45 metres (main building)	Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres

Development Standard	Proposed	Required / Permitted
<p><u>Bennett Street (north)</u></p> <p>Maggs Lane (east)</p> <ul style="list-style-type: none"> - Lower building levels - Upper building levels <p>Side (south)</p> <ul style="list-style-type: none"> - Lower building levels - Upper building levels 	<p>Nil up to a height of 21.5 metres then nil (screen wall and parapet) to 2.3 metres (main building)</p> <p>Nil (no openings) to 1.75 metres (passageway windows)</p> <p>Nil (no openings) to 1.75 metres (passageway window)</p> <p>Nil (no openings) to 4 metres (windows and balconies)</p> <p>Nil (no openings) to 4 metres (windows and balconies)</p>	<p>Nil up to height of 21 metres with a 5 metre setback up to a height of 65 metres</p> <p>Nil (no openings) 3 metres (with openings)</p> <p>3 metres (no openings) 4 metres (with openings)</p> <p>Nil (no openings) 3 metres (with openings)</p> <p>3 metres (no openings) 4 metres (with openings)</p>
<p>Car Parking:</p> <p><u>Residential</u></p> <p>Tenant</p> <p>Visitor</p> <p><u>Commercial Tenant</u> (Serviced Apartments and Restaurant)</p>	<p>30 bays</p> <p>Nil</p> <p>10 bays</p>	<p>38 bays (minimum)</p> <p>10 bays (minimum)</p> <p>18 bays (maximum)</p>
<p>Bicycle Parking:</p> <p><u>Residential</u></p>	<p>19 bays</p>	<p>13 bays (minimum) or can be located within residential stores (minimum dimension 2.2m and area of 5m²)</p>

Development Standard	Proposed	Required / Permitted
<u>Commercial Tenant</u>		
Serviced Apartments	6 bays	4 bays (minimum)
Restaurant	1 bay	1 bay (minimum)

Bonus Plot Ratio:

The site is eligible for 50% maximum bonus plot ratio which may be comprised of:

- Public Facilities and Heritage: Maximum 20% bonus (includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land).
- Special Residential Use: Maximum 40% bonus (20% for a special residential use or 40% for high a quality hotel use).

The applicant is seeking a total of 20% bonus plot ratio for the provision of a new 'Special Residential' use. This is based on the application complying with the requirements specified under clause 28 of the CPS2 and the City's Bonus Plot Ratio Policy 4.5.1.

Bonus Plot Ratio for Special Residential Use

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2. Whilst there is no requirement for the special residential use in a mixed-use development to form part of the base plot ratio, the bonus floor area must be used for the special residential use.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1, a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, in the case of mixed use development, the design of the development must ensure that conflict between the uses is minimised. A separate lobby will be required to be provided for the special residential use. Special residential guest rooms or apartments will also be required to be separated from other uses by being located on separate floors of the building.

In support of the request for 20% bonus plot ratio for the serviced apartments ('Special Residential' use) the applicant has indicated:

'The serviced apartments are provided with a separate entry and lobby and are only located on Levels 1 and 3 with all long term residential apartments being located separately on the ground floor and Levels 3 to 7 above.

Internal common facilities are also provided to the serviced apartments to provide for enhanced amenity. This includes a communal deck area on Level 2 with views oriented towards Wellington Square. This provides a relaxation spaces for guests, in

addition to balconies provided to the northern facing serviced apartments. The guests of the serviced apartments will also have access to the ground floor Café.

The serviced apartments are self-contained including a kitchen, laundry, sleeping and living area. One accessible serviced apartment is provided on the second floor directly adjacent to the lift lobby area. Two units are also proposed to be twin key.

At this juncture the proposed operator of the serviced apartments is unknown. As such in accordance with Clause 5.2 of LPP3.9 where the operator of the Serviced Apartments is unknown at the planning stage written evidence of membership to an appropriate professional board or body which operates with a code of practice or licensing system will be required as a condition of Development Approval. It is expected that the proposed serviced apartments will be Strata Titled and subject to a Management Statement, or Bylaws to govern the operation of the serviced apartments in a coordinated manner.'

Noting the above, the proposal generally satisfies the Policy requirements in order to be considered for the awarding of bonus plot ratio of 20% for the provision of a 'Special Residential' use.

Transfer of Plot Ratio

In accordance with clauses 28(3) and 34(5) of CPS2, the application is also proposing a transfer of plot ratio of 464m² (or 18%) from 76 (Lot 5) Wittenoom Street, East Perth which is listed in the City's Register of Transfer of Plot Ratio as a donor site.

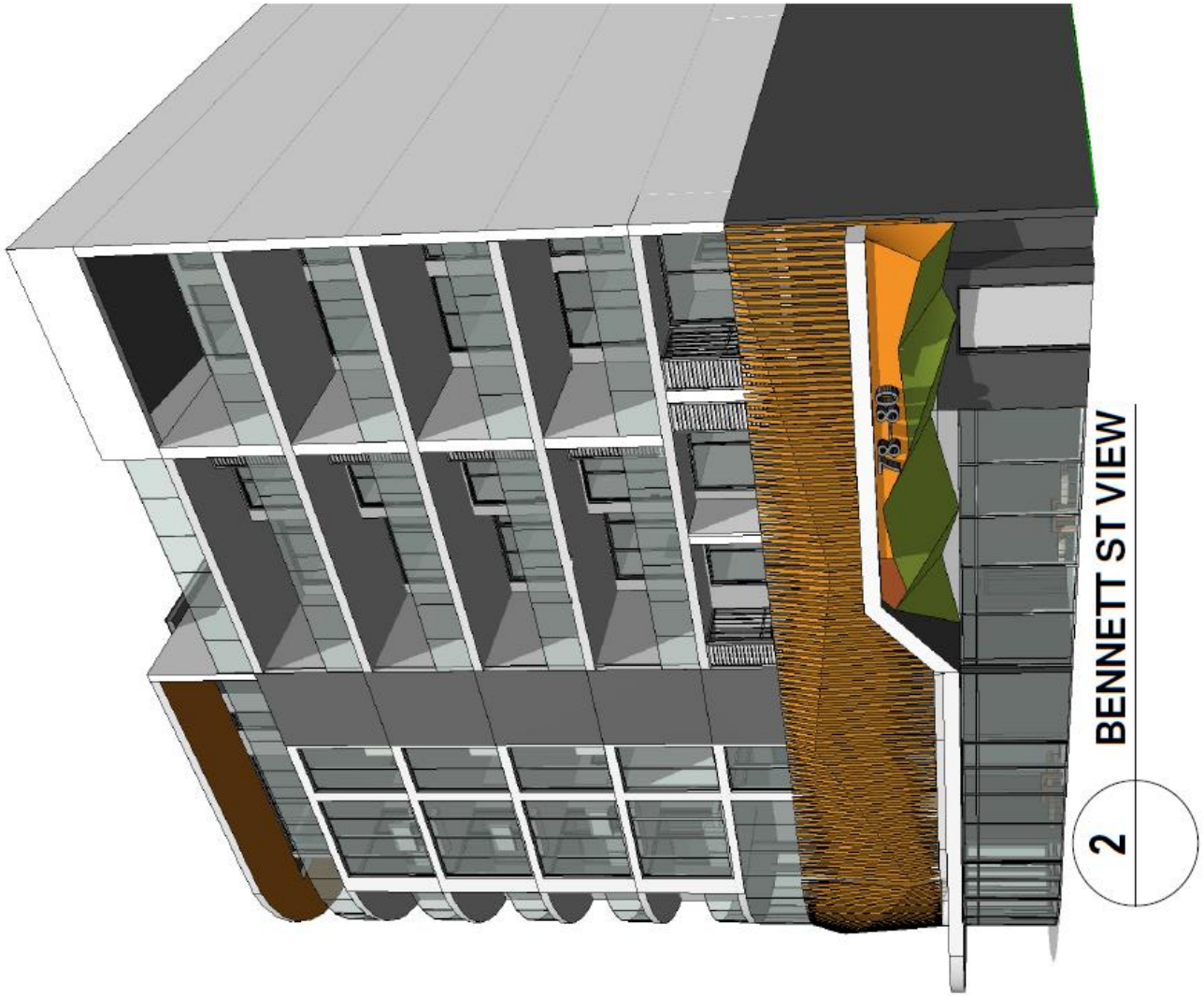
Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

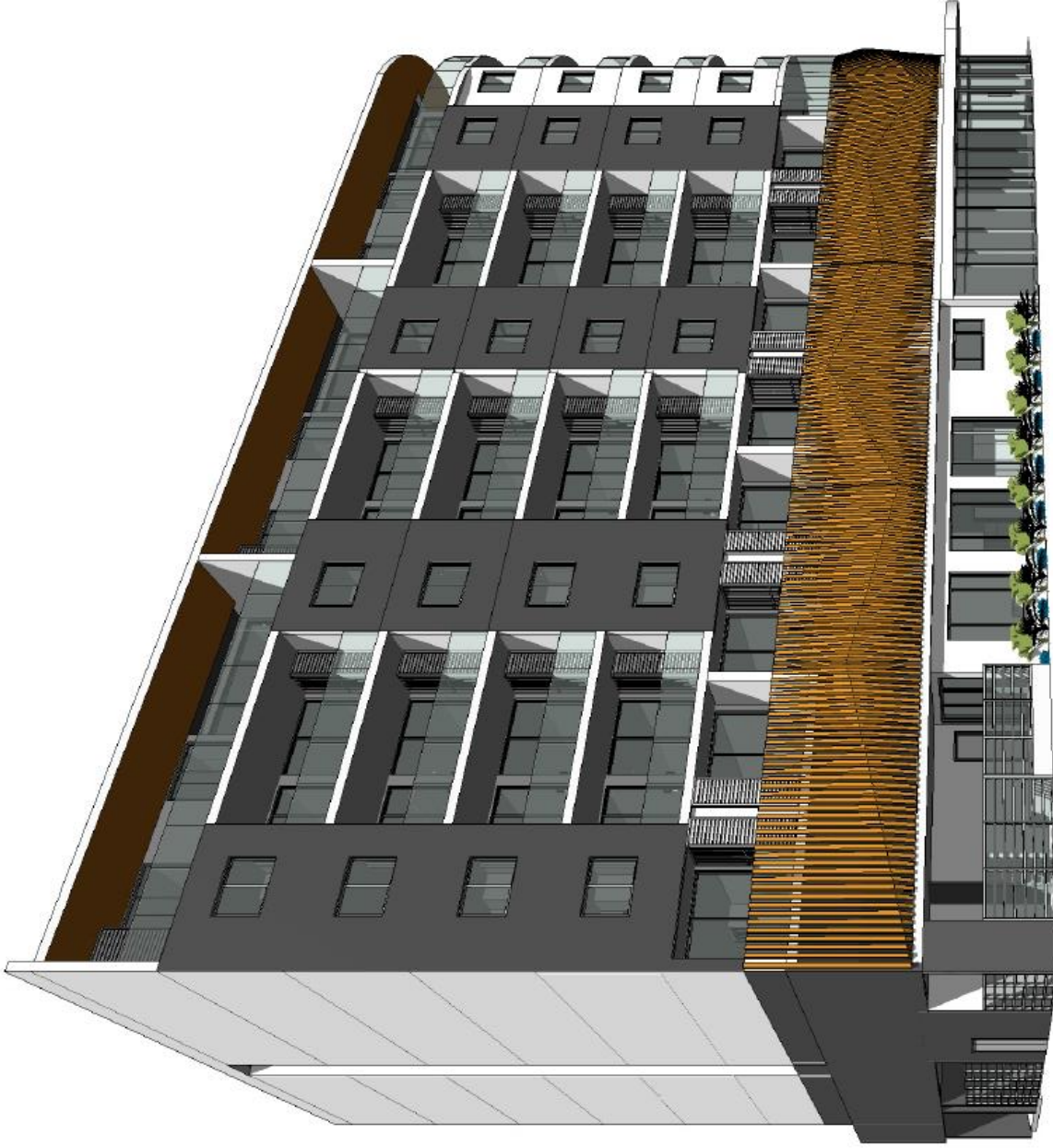
A verbal presentation will be given to the Committee in regard to this application.



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



3 WELLINGTON ST VIEW

2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)



1 BENETTE STREET_01

2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

SCHEDULE 1



2 WELINGTON ST

2016/5433: 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH (PERSPECTIVES)

SCHEDULE 1



2016/5433 – 78-80 (LOTS 1 AND 2) BENNETT STREET, EAST PERTH

ITEM NO: 2

28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH – DEMOLITION OF THE EXISTING ANZAC HOUSE AND CLUB BUILDING AND THE CONSTRUCTION OF A 10-LEVEL MIXED-USE BUILDING FOR THE RSLWA CLUB AND OFFICES, RETAIL AND DINING TENANCIES

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the proposed demolition of the existing ANZAC House and Club Building and the construction of a 10-level mixed-use building to house the RSLWA Club and offices, retail and dining tenancies at 28 (Lot 743) St Georges Terrace and 501 (Lots 653 and 744) Hay Street, Perth and provides advice on the following:

- 1. the general design and aesthetic quality of the development; and***
- 2. the appropriateness of the separation between the proposed development and the Central Law Courts building.***

BACKGROUND:

SUBURB/LOCATION: 28 (Lot 743) St Georges Terrace and 501 (Lots 653 and 744) Hay Street, Perth

FILE REFERENCE: 2016/5473

REPORTING UNIT: Development Approvals

RESPONSIBLE DIRECTORATE: Planning and Development

DATE: 1 December 2016

MAP / SCHEDULE: Schedule 2 - Map and colour perspective for 28 St Georges Terrace and 501 Hay Street, Perth

3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: State of WA – Department of Lands

APPLICANT: MacCormac Architects

ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Civic Precinct 7 (P7)
(City Planning Scheme Use Area) City Centre

APPROXIMATE COST: \$18.48 million

SITE HISTORY:

The subject site is located on the north-west corner of the St Georges Terrace and Irwin Street intersection. The existing site contains the Central Law Courts building and the existing ANZAC House building with a total site area of 4061m². The applicant advises that an application will be lodged to create a separate lot and title for the RSLWA Club and Offices.

DETAILS:

Approval is sought to demolish the existing ANZAC House and Club building and to construct a new 10-level building to house the RSLWA Club and other commercial tenants and will include a café/restaurant, retail tenancy, function centre, offices and 13 car parking bays.

Details of the proposed development are as follows:

Basement Level	This level will contain 13 car parking bays including one universal access bay, 4 motorcycle bays, three store rooms, pump room, stormwater tanks, transformer and switch room.
Ground Floor Level	This level will contain a cafe/restaurant located on the corner of St Georges Terrace and Irwin Street with an associated alfresco area on Irwin Street, a retail tenancy on St Georges Terrace, a bicycle storage facility containing 20 bicycle bays, an end of trip facility containing 2 male and 2 female showers, an entrance lobby and a concierge desk. The vehicle entrance to the basement carpark will be provided at this level from Irwin Street. The western end of the site will include a private courtyard and display space.
First Floor Level	This level will contain function space (384m ²), kitchen (77m ²) and male and female toilet facilities.
Second and Third Floor Level	Each level will contain three commercial office tenancies (178m ² , 170m ² and 189m ²) and male and female toilet facilities.
Fourth Floor Level	This level will contain an office (424m ²) for organisations which are allied to the RSLWA and male and female toilet facilities.
Fifth Floor Level	This level will contain an office (306m ²) for administrative functions of the RSLWA and an outdoor deck (122m ²) and male and female toilet facilities
Sixth Floor Level	This level will contain an office (183m ²) set aside for executive functions of the RSLWA and an outdoor deck of 138m ² and male and female toilet facilities.
Seventh Floor Level	This level will contain the plant room for mechanical services and electrical services and hydraulic tanks and pumps if unable to be installed at the ground floor level.
Eight Floor Level	This level will contain the lift motor room.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the Civic Precinct 7 under City Planning Scheme No. 2 (CPS2). The Civic Precinct will maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and the principal centre for civic and judicial activities.

The development includes a mixture of uses including function, administration and office space for the RSLWA Club ('Entertainment' and 'Offices'), commercial office space ('Offices'), a retail tenancy ('Retail-General') and a café/restaurant ('Dining'). Both 'Entertainment' and 'Office' uses are preferred uses ('P') in the Civic Precinct. 'Dining' and 'Retail (General)' uses are also a preferred uses ('P') however are contemplated ('C') where it fronts St Georges Terrace.

Development Requirements

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.5: 1.0 (14,215m ²) (inclusive of the existing Central Law Courts building)	5.0:1.0 (20,305m ²)
Building Height: <u>St Georges Terrace</u> <u>Irwin Street</u>	16.2 metres at street frontage with building stepping back from the street from level 5 and above up to a total height of 33.6 metres Varying height of 16.2 metres to 30.6 metres along street frontage with eighth floor element setback 13.2 metres up to a total height of 33.6 metres	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this up to a height of 100 metres Maximum street building height of 14 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this up to a height of 100 metres
Setbacks: <u>Side (West)</u> Lower building level	3 metres– 5.8 metres	Nil (no openings), 3

Development Standard	Proposed	Required / Permitted
Upper building level <u>Rear (North)</u>	(with openings) 3 metres – 5.8 metres	metres (with openings) 3 metres
Lower building level	0.3 metres - 1.1 metres (no openings - future northern boundary)	Nil (no openings), 3 metres (with openings)
Upper building level	0.3 metres - 1.1 metres (no openings - future northern boundary)	3 metres
Car Parking:		
- Central Law Courts Building	31 bays	324 bays (maximum across site)
- RSLWA Building	13 bays (including one universal access bay)	324 bays (maximum across site)
Bicycle Parking:		
- Bicycle Bays	20 bays	6 bays
- End of Journey Facilities	Two male and two female shower and change facilities	One male and one female shower and change facility

Conclusion

A verbal presentation will be given to the Committee in regard to this application.



2016/5473 - 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH

SCHEDULE 2



2016/5473 - 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH

SCHEDULE 2



2016/5473 - 28 (LOT 743) ST GEORGES TERRACE AND 501 (LOTS 653 AND 744) HAY STREET, PERTH